

CITY OF GENOA

Plan Commission

NOTICE

The January 14, 2021 Plan Commission meeting has been cancelled.
The next meeting is scheduled for February 11, 2021.

CITY OF GENOA

Plan Commission

NOTICE

The February 11, 2021 Plan Commission meeting has been cancelled.
The next meeting is scheduled for March 11, 2021.

CITY OF GENOA

Plan Commission

NOTICE

The March 11, 2021 Plan Commission meeting has been cancelled. The next meeting is scheduled for April 8, 2021.

CITY OF GENOA
Plan Commission

Meeting Date – April 8, 2021
7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Approve Minutes of the December 10, 2020 Plan Commission Meeting
- III. Public Comment for Items Not Listed on the Agenda
- IV. New Business
 - A. **Preliminary and Final Plat of Resubdivision** to consider a request for an approval of a Preliminary and Final Plat of the Poegel Subdivision for two properties, Lots 33 and 34 of the Derby Estates Subdivision, commonly known as 1405 and 1407 Sir Barton Drive. The properties are located west of Sir Barton Drive in the Derby Estates Subdivision. The approval of the Resubdivision Plat, as requested by the applicants, is further outlined in the project review report.
 - 1. Staff Comments
 - 2. Petitioner Comments
 - 3. Staff and Plan Commission Questions/Comments
 - 4. Plan Commission Deliberation and Motion on Petition
- V. Old Business
- VI. Announcements
- VII. Adjournment

City of Genoa
Plan Commission Minutes
April 8, 2021 7:00 P.M
Genoa City Hall Council Chambers

Members Present:

Michael Cirone
Jennifer Barton
Robert Moore
Ron Sheahan
Brian Wallace

Members Absent:

Jennifer Creadon
Mike Walsh

Petitioners

Staff:

Alyssa Seguss
Cori Ritchie

I. Robert Moore called the meeting to order at 7:02 PM and roll call was taken.

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Yes
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Quorum Present

II. No Amendments to the Agenda.

III. Jennifer Barton made the motion to approve the minutes of the December 10, 2020 meeting, Robert Moore seconded.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Yes
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Motion Passed

IV. New Business

None

A. **Public Hearing** to consider a request for an Approval of a Preliminary and Final Plat of Resubdivision of the Poegel Subdivision for two properties, Lots 33 and 34 of the Derby Estates Subdivision, commonly known as 1405 and 1407 Sir Barton Drive. The properties are located west of Sir Barton Drive in the Derby Estates Subdivision.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

Roll Call

Jennifer Barton	Present
Jennifer Creadon	Absent
Michael Cirone	Present
Ron Sheahan	Present
Robert Moore	Present
Brian Wallace	Present
Mike Walsh	Absent

Quorum Established

2. Staff Comments

Alyssa Seguss informed the commission of the request of Mr. Chad and Mrs. Cynthia Poegel, as both the property owners and petitioners, have requested Approval of a Preliminary and Final Plat of Resubdivision for Lot 33 and Lot 34 of the Derby Estates Subdivision. The lots are zones Suburban Residential and conform with the standards of the Unified Development Ordinance, as will the single lot they will create.

The Poegels wish to create one single large lot essentially eliminating the property line between the two lots so that the house can be built over the currently existing north/south property line between the two lots. The Unified Development Ordinance requires City approval of all subdivisions of property, however, a Public Hearing is not required.

Public Works noted that the utility easement between the two lots can be Vacated (with the arrival of a separate Plat of Vacation). There are not any Stormwater or City Utilities within the easement. Public Works also requested JULIE locate and no other utilities were marked.

3. Petitioner Comments

None

4. Staff and Plan Commission Questions / Comments

Commissioner, Brian Wallace, requested again that Plats of Resubdivision in the future not require Plan Commission approval. Administrative Director Seguss said that she will ask the City Attorney.

5. Public Comments

None

6. Plan Commission Motion on Petition

Brian Wallace made the motion, seconded by Ron Sheehan, to recommend approval of a Preliminary and Final Plat of Resubdivision of Lots 33 & 34 in the Derby Estates Subdivision.

PLAN COMMISSION RECOMMENDATION AND CONDITIONS:

We would recommend that the Plan Commission adopt the motion including the following conditions recommending to the City Council approval of the proposed Poegel Resubdivision of Lots 33 & 34 of Unit 2 of the Derby Estates subdivision, commonly known as 1405 Sir Barton Drive.

1. Documents submitted for the April 8th Plan Commission meeting for the consideration and approval and as modified by the conditions herein by the City of Genoa include:
 - Poegel Resubdivison dated February 17, 2021
2. The petitioners will be responsible for complying with all standards within the Unified Development Ordinance.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Recommendation Approved

VII. Old Business – None

VIII. Department Reports

A Plan Commission meeting will be expected for May for the development of an additional 120 homes in the Oak Creek subdivision as well as an amendment to the Unified Development Ordinance to allow barns as a Special Use in the Suburban Residential zoning district.

IX. Announcements

X. Adjournment

Jennifer Barton made the motion to adjourn the meeting, seconded by Michael Cirone.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Motion Passed

The meeting was adjourned at 7:15.

CITY OF GENOA

Plan Commission

Meeting Date – May 13, 2021
7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Approve Minutes of the April 8, 2021 Plan Commission Meeting
- III. Public Comment for Items Not Listed on the Agenda
- IV. New Business
 - A. **Preliminary Plat of Subdivision** to consider a request for an approval of a Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3. The property is located South of Walnut Street and West and South of Unit 4 Phase 1 of Oak Creek Estates. The approval of the Preliminary Plat, as requested by the applicant, is further outlined in the project review report.
 1. Staff Comments
 2. Petitioner Comments
 3. Staff and Plan Commission Questions/Comments
 4. Plan Commission Deliberation and Motion on Petition
 - B. **Public Hearing** to consider Text Amendments to the Unified Development Ordinance. The potential amendments would amend the Unified development Ordinance relating to definitions, Special Use Criteria, and the Table of Permitted Uses to allow Craft and Storage Barns in the Suburban Residential (SR) District, which is further outlined in the attached Staff Report.
 1. Open Public Hearing and Establish Quorum
 2. Staff Comments
 3. Staff and Plan Commission Questions/Comments
 4. Public Comment
 5. Close Public Hearing
 6. Plan Commission Deliberation and Motion on Petition
- V. Old Business
- VI. Announcements
- VII. Adjournment

City of Genoa
Plan Commission Minutes
May 13, 2021 7:00 P.M
Genoa City Hall Council Chambers

Members Present:

Jennifer Barton
Robert Moore
Ron Sheehan
Mike Walsh

Members Absent:

Michael Cirone
Jennifer Creadon
Brian Wallace

Petitioners

Frank Cuda

Staff:

Alyssa Seguss
Cori Ritchie

I. Robert Moore called the meeting to order at 7:00 PM and roll call was taken.

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Absent
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Absent
Mike Walsh	Yes

Quorum Present

II. Jennifer Barton made the motion to approve the minutes of the April 8, 2021 meeting, Robert Moore seconded.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Absent
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Absent
Mike Walsh	Yes

Motion Passed

III. No public comment for items not listed on the agenda.

IV. New Business

A. Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3:

Consider a request for an Approval of a Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3. The property is located South of Walnut Street and West and South of Unit 4 Phase 1 of Oak Creek Estates.

2. Staff Comments

Alyssa Seguss informed the commission of the request of a Preliminary Plat of Subdivision, located South of Riverbend and the Kishwaukee River and South of and West of Oak Creek Estates Unit 4 Phase 1. This property is currently zoned SR, Suburban Residential. The petitioner is requesting approval of a Preliminary Plat of Subdivision to allow for a residential subdivision for Phases 2 and 3 of Oak Creek Estates Unit 4. This request is to allow the developer to propose a preliminary plan showing a preliminary plat with location of roads, properties to be created, detention, and open space. This plan was discussed in early 2000's but was never platted. The property owners would like to formalize these plans to be able to eventually market the property for future development.

3. Petitioner Comments

Frank Cuda, engineer for the Oak Creek Unit 4 Phase 2 and 3 and representative of the Petitioner, gave a brief overview of the project and thanked the Plan Commission for their time.

4. Staff and Plan Commission Questions / Comments

Plan Commission members had concerns regarding the elevation of the proposed plan, as well as drainage issues. There were also concerns about the Mighty Cogs practice field and parking, as well as the bridge between the Oak Creek and Riverbend Subdivision.

There was not a public hearing for the Preliminary Plat of Subdivision, however, there were audience members who had concerns regarding Phase 2 and 3 of Unit 4 of Oak Creek. The Plan Commission allowed these members to address the petitioner and Plan Commission with their questions.

David & Brenda Kirkby, 30965 Oak Street, had serious concerns about the drainage issues with a new subdivision potentially causing additional flooding concerns. The Kirkby's suggested a drainage ditch diversion as a possible solution.

Mary Lynn Walters, 30950 Oak Street, asked about the Core of Engineers coming out to survey the area, as well as drainage issues due to the new subdivision.

5. Plan Commission Motion on Petition

Brian Wallace made the motion, seconded by Ron Sheehan, to recommend approval of a Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3.

PLAN COMMISSION RECOMMENDATION AND CONDITIONS:

Staff would recommend that the Plan Commission adopt a motion including the following conditions recommending to the City Council approval of the proposed Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3:

1. Documents submitted for the May 13th Plan Commission meeting for consideration and approval by the City of Genoa include:
 - Oak Creek Estates Phase 2 and 3 Preliminary Plat dated 4/8/2021
2. A Final Plat of Subdivision, Final Planned Unit Development (including final engineering), and Development Agreement will be required to be approved by the City of Genoa at a later date.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Absent
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes

Recommendation Approved

B. Public Hearing to consider Text Amendments to the Unified Development Ordinance. The potential amendments would amend the Unified Development Ordinance Relating to definitions, Special Use Criteria, and the Table of Permitted Uses to allow Craft & Storage Barns in the Suburban Residential (SR) District.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

Roll Call

Jennifer Barton	Present
Jennifer Creadon	Absent
Michael Cirone	Absent
Ron Sheahan	Present
Robert Moore	Present
Brian Wallace	Absent
Mike Walsh	Present

Quorum Established

2. Staff Comments

Alyssa Seguss informed the commission of the request of an Amendment to the Unified Development Ordinance to allow Craft and Storage Barns as a Special Use in the Suburban Residential District. A recommendation of Special Use criteria was outlined in the Plan Commission packet.

3. Petitioner Comments

None

4. Staff and Plan Commission Questions / Comments

Plan Commission members had concerns about the number of potential Craft and Storage barns that would be allowed within city limits as well as the size of barn, the aesthetics of such a building in a residential area and how the use of the barn would be regulated.

5. Public Comments

None

6. Plan Commission Motion on Petition

Ron Sheehan made the motion, seconded by Mike Walsh, to recommend approval of an Amendment to the Unified Development Ordinance to allow Craft and Storage Barns as a Special Use in the Suburban Residential District.

Roll Call Vote:

Jennifer Barton	No
Jennifer Creadon	Absent
Michael Cirone	Absent
Ron Sheahan	No
Robert Moore	No
Brian Wallace	Absent
Mike Walsh	No

Recommendation Denied

V. Old Business- None

VII. Announcements-

A Plan Commission meeting is not expected in June. A July Plan Commission is expected for a potential mixed-use Planned Unit Development as well as a “cleanup” for an illegal nonconforming apartment complex.

VIII. Adjournment

Jennifer Barton made the motion to adjourn the meeting, seconded by Mike Walsh.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Absent
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes

This meeting was adjourned at 8:42.

CITY OF GENOA

Plan Commission

NOTICE

The June 10, 2021 Plan Commission meeting has been cancelled. The next meeting is scheduled for July 8, 2021.

CITY OF GENOA
Plan Commission

Meeting Date – July 8, 2021
7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Approve Minutes of the May 13, 2021 Plan Commission Meeting
- III. Public Comment for Items Not Listed on the Agenda
- IV. New Business
 - A. **Public Hearing** to consider a request to rezone 307, 309, 311, and 313 Jackson Street from the Central Business and Civic District to City Residential District and also consider a request for a Final Planned Unit Development for a 4-Unit Apartment Building which is further outlined in the attached Staff Report.
 - 1. Open Public Hearing and Establish Quorum
 - 2. Petitioner Comments
 - 3. Staff Comments
 - 4. Plan Commission Questions/Comments
 - 5. Open the hearing for Public Comment
 - 6. Close Public Comment
 - 7. Plan Commission Deliberation and Motion on Petition
 - 8. Close Public Hearing
- V. Old Business
- VI. Announcements
- VII. Adjournment

City of Genoa
Plan Commission Minutes
July 8, 2021 7:00 P.M
Genoa City Hall Council Chambers

Members Present:

Jennifer Creadon
Jennifer Barton
Robert Moore
Ron Sheahan
Brian Wallace

Members Absent:

Michael Cirone
Mike Walsh

Petitioners

Staff:

Alyssa Seguss
Cori Ritchie

I. Robert Moore called the meeting to order at 7:02 PM and roll call was taken.

Jennifer Barton	Yes
Jennifer Creadon	Yes
Michael Cirone	Absent
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Quorum Present

II. No Amendments to the Agenda.

III. Ron Sheehan made the motion to approve the minutes of the May 13, 2021 meeting, Jennifer Barton seconded.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Abstain
Michael Cirone	Absent
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Motion Passed

IV. New Business

None

A. **Public Hearing** to consider a request for a rezoning from Central Business and Civic District to City Residential and Final Unit Development for a 4-Unit Apartment building located at 307-313 Jackson Street.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

Roll Call

Jennifer Barton	Present
Jennifer Creadon	Present
Michael Cirone	Absent
Ron Sheahan	Present
Robert Moore	Present
Brian Wallace	Present
Mike Walsh	Absent

Quorum Established

2. Staff Comments

Alyssa Seguss informed the Commission that this property is currently being used as a 4-Unit apartment building on both the first and second floor, which is not a permitted use in the CBC district. This can be corrected by rezoning and receiving a special use for a multi-family use. This illegal non-conforming use was realized by the City due to a zoning verification request, which often takes place when a property is being sold.

As for lot standards, this property does not meet the minimum standards for an apartment complex as it has a flag pole shape property. The standards are met in regards to the 75' width minimum at the front/south end of the property, but does not meet requirements in relation to the depth and width at the rear/north end of the property as well as the side setbacks to the east and west. In the 30 plus years this property has been used as a multi-family use, there have been no complaints received by the City.

3. Petitioner Comments

None

4. Staff and Plan Commission Questions / Comments

Commissioner Sheehan recommended fencing and lighting over the garage door for added security in the parking lot.

5. Public Comments

Gordon Jones, 11794 Pebble Beach Circle, made the suggestion of paving the

front and back parking lots. Mr. Jones also questioned whether the City would consider putting in a curb & gutter for potential parallel parking at that location. Mr. Jones also questioned the long term goals for a TIF district.

6. Plan Commission Motion on Petition

Ron Sheehan made the motion, seconded by Jennifer Barton, to recommend approval of a Rezoning from Central Business and Civic District to City Residential and Final Planned Unit Development for a 4-Unit Apartment Building.

PLAN COMMISSION RECOMMENDATION AND CONDITIONS:

- A. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Genoa Comprehensive Plan.

Meets Meets with Conditions Does not Meet Not applicable

This building and use, while illegal nonconforming, has existed for many years. The property was planned for mixed residential.

- B. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

Meets Meets with Conditions Does not Meet Not applicable

This building is already existing.

- C. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two or more owners, the application for such proposed development shall be filed jointly by all such owners.

Meets Meets with Conditions Does not Meet Not applicable

The tract of land for the proposed development is held by under single ownership.

- D. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the Planned Development and are not inconsistent with the best interests of the City. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the City Council after a public hearing before, and recommendation by the Plan Commission as provided in this Article 4.4.

Meets Meets with Conditions Does not Meet Not applicable

The Property Owner shall enter into a lease agreement with the City for the parking area fronting the apartment building. Additionally, the parking area shall be paved.

- E. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

Meets Meets with Conditions Does not Meet Not applicable

This building has already been being used as multi-family for many years.

- F. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

Meets Meets with Conditions Does not Meet Not applicable

Lighting and landscaping will be reviewed for compliance with the Unified Development Ordinance. Landscaping shall be improved as a condition of this PUD.

- G. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for Planned Development.

Meets Meets with Conditions Does not Meet Not applicable

The property is located between residential and commercial and serves as a transition from commercial to residential.

- H. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

Meets Meets with Conditions Does not Meet Not applicable

This building has been providing housing to residents for a number of years.

- I. The dominant land use of the proposed Planned Development is consistent with the recommendations of the Genoa Comprehensive Plan for the area containing the project.

Meets Meets with Conditions Does not Meet Not applicable

This development is consistent with the idea of mixed residential adjacent to the downtown.

- J. Any modifications of the standards and specifications of this Ordinance or other regulations that would otherwise be applicable to the site are warranted by the design of

the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

Meets Meets with Conditions Does not Meet Not applicable

Adequate private parking is not provided on-site, but is supplemented with on-street parking, meeting the requirement of the UDO.

- K. Exceptional landscaping features such as larger caliper, varied species and reduce spacing of trees and additional sodding above the minimum requirements specified in Article 6.6 is provided.

Meets Meets with Conditions Does not Meet Not applicable

The development's landscaping does not provide adequate screening between the residential area and parking area. Future landscaping shall be reviewed by the Public Works Director.

- L. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the Planned Development. Entrance points or locations of streets and driveways upon previously existing public roadways shall be subject to the approval of the City, and if applicable, the DeKalb County Highway Department, and the Illinois Department of Transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the City Council may require, as a condition of approval of a proposed Planned Development, such devices to be provided at the developer's cost.

Meets Meets with Conditions Does not Meet Not applicable

Approval is not needed from the DeKalb County Highway Department nor IDOT for this project. Traffic control equipment will not be necessary for this project. Staff has reviewed the entrances and exits onto and off of City Streets.

- M. Off-street parking is conveniently accessible to all dwelling units and other uses in the Planned Development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample of use of trees, shrubs, hedges, land forms and walls.

Meets Meets with Conditions Does not Meet Not applicable

Screening and parking requirements are not currently met, however, shall be improved in accordance with the conditions of this PUD.

- N. A pedestrian circulation network is provided.

Meets Meets with Conditions Does not Meet Not applicable

Sidewalk is already in place along the south-side of the property as well as an walkway on the property to the entrance of the building.

- O. The Planned Development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle storm water, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the City as set forth in this Ordinance.

Meets Meets with Conditions Does not Meet Not applicable

Infrastructure and stormwater facilities utilities are in place.

- P. The proposed Planned Development satisfies the applicable objectives as provided in Section 4.4.2.

Meets Meets with Conditions Does not Meet Not applicable

This PUD would perpetuate a use that is an efficient use of land and is a functional and a beneficial space.

- Q. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the Planned Development are enhanced and protected from the development.

Meets Meets with Conditions Does not Meet Not applicable

No such natural resources are present on this site.

RECOMMENDATION

Staff would recommend that the Plan Commission adopt a motion including the following conditions recommending to the City Council approval of the rezoning of 307-313 Jackson Street from Central Business and Civic District to City Residential as well as the proposed Planned Unit Development for a 4-unit Multi-Family Building.

1. Documents submitted for the July 8th Plan Commission meeting for consideration and approval by the City of Genoa include:
 - Plat and Certificate of Survey dated May 19, 2021, submitted for the July 8, 2021 Plan Commission Meeting
 - Pictures of property submitted for the July 8, 2021 Plan Commission Meeting
2. The parking lot shall be paved no later than 2 years after a change in ownership. When a permit is received, the Public Works Director shall review the plans to ensure that drainage requirements and lot coverage are met.
3. This apartment building shall not exceed 4 units. Increasing the units would require a Planned Unit Development amendment.
4. There should be a lease agreement with the City for the parking spaces located in right-of-way with the property owner.
5. A Landscaping Plan should be reviewed by the Public Works Director at the West property line and be considered sufficient in providing screening from the parking area.
6. Any lighting provided on the lot shall not violate the Unified Development Ordinance 5.4.10.

Roll Call Vote:
Jennifer Barton Yes
Jennifer Creadon Yes
Michael Cirone Absent
Ron Sheahan Yes
Robert Moore Yes
Brian Wallace Yes
Mike Walsh Absent

Recommendation Approved

VII. Old Business – None

VIII. Department Reports

A Plan Commission meeting will be expected for September.

IX. Announcements

X. Adjournment

Ron Sheehan made the motion to adjourn the meeting, seconded by Jennifer Barton.

Roll Call Vote:
Jennifer Barton Yes
Jennifer Creadon Yes
Michael Cirone Absent
Ron Sheahan Yes
Robert Moore Yes
Brian Wallace Yes
Mike Walsh Absent

Motion Passed

The meeting was adjourned at 7:20.

CITY OF GENOA

Plan Commission

NOTICE

The August 12, 2021 Plan Commission meeting has been cancelled. The next meeting is scheduled for September 9, 2021.

CITY OF GENOA

Plan Commission

Meeting Date – September 9, 2021
7:00 P.M.
Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Approve Minutes of the July 8, 2021 Plan Commission Meeting
- III. Public Comment for Items Not Listed on the Agenda
- IV. New Business
 - A. **Public Hearing** to consider a request by Evolution Associates, LLC as petitioner, and Bonheur Senior Options, LLC as property owner, to zone the property at the south-west corner of Derby Line Road and Secretariat Drive to Suburban Residential upon annexation and a Final Plat of Subdivision and Special Use Permit for a Craft and Storage Barn located at the south west-west corner of the intersection of Derby Line Road and Secretariat Drive, which is further outlined in the attached Staff Report.
 1. Open Public Hearing and Establish Quorum
 2. Petitioner Comments
 3. Staff Comments
 4. Plan Commission Questions/Comments
 5. Open the hearing for Public Comment
 6. Close Public Comment
 7. Plan Commission Deliberation and Motion on Petition
 8. Close Public Hearing
- V. Old Business
- VI. Announcements
- VII. Adjournment

City of Genoa
Plan Commission Minutes
September 9 7:00 P.M
Genoa City Hall Council Chambers

Members Present:

Jennifer Creadon
Robert Moore
Ron Sheahan
Brian Wallace

Members Absent:

Jennifer Barton
Michael Cirone
Mike Walsh

Petitioners

Evolution Associates

Staff:

Alyssa Seguss
Cori Ritchie

I. Robert Moore called the meeting to order at 7:00 PM and roll call was taken.

Jennifer Barton	Absent
Jennifer Creadon	Yes
Michael Cirone	Absent
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Quorum Present

II. No Amendments to the Agenda.

III. Ron Sheahan made the motion to approve the minutes, with corrections, for the July 8, 2021 meeting, Brian Wallace seconded.

Roll Call Vote:

Jennifer Barton	Absent
Jennifer Creadon	Yes
Michael Cirone	Absent
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Motion Passed

IV. New Business

None

A. **Public Hearing** to consider a request for a rezoning to Suburban Residential following annexation, approval of a Final Plat of Subdivision, and Approval Special Use Permit for a Craft and Storage Barn.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

Roll Call

Jennifer Barton	Absent
Jennifer Creadon	Present
Michael Cirone	Absent
Ron Sheahan	Present
Robert Moore	Present
Brian Wallace	Present
Mike Walsh	Absent

Quorum Established

2. Staff Comments

3. Petitioner Comments

None

4. Staff and Plan Commission Questions / Comments

5. Public Comments

6. Plan Commission Motion on Petition

Roll Call Vote:

Jennifer Barton	Absent
Jennifer Creadon	Yes
Michael Cirone	Absent

Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Recommendation Approved

VII. Old Business – None

VIII. Department Reports

A Plan Commission meeting will be expected for later this Winter.

IX. Announcements

X. Adjournment

Brian Wallace made the motion to adjourn the meeting, seconded by Ron Sheahan.

Roll Call Vote:	
Jennifer Barton	Absent
Jennifer Creadon	Yes
Michael Cirone	Absent
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Motion Passed

The meeting was adjourned at 8:36

CITY OF GENOA

Plan Commission

NOTICE

The October 14, 2021 Plan Commission meeting has been cancelled.
The next meeting is scheduled for November 11, 2021.

CITY OF GENOA

Plan Commission

NOTICE

The November 11, 2021 Plan Commission meeting has been cancelled.
The next meeting is scheduled for December 9, 2021.

CITY OF GENOA

Plan Commission

NOTICE

The December 9, 2021 Plan Commission meeting has been cancelled.
The next meeting is scheduled for January 13, 2022.